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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** HARP ESTATE SITE PLAN  
(PROPOSED 130 UNITS MULTI-FAMILY)  
**PROJECT LOCATION:** TEMPLE HILL ROAD (NYS RT. 300)  
SECTION 65 – BLOCK 2 – LOTS 1.1, 1.2, & 3  
**PROJECT NUMBER:** 01-41  
**DATE:** 10 OCTOBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE DEVELOPMENT OF THE 3  
TAX PARCELS WITH 124 MULTI-FAMILY HOUSING UNITS. THE  
APPLICATION WAS PREVIOUSLY REVIEWED AT THE 13 JUNE  
2001 PLANNING BOARD MEETING.

1. The property is located in the R-5 Zoning District of the Town. It is also in the designated Historic Corridor (400 ft. back from right-of-way).

The “required” bulk information shown on the plan appears correct for the zone and use group, and the table has been corrected as was previously requested. The unit count is now based on a “net” area calculation. Unit count is now proposed at 124 (down from 130).

Some questions exist with regard to zoning compliance, as follows:

2. The plan acknowledges a possible thru connection (or at *minimum* a Town easement or right-of-way dedication offer) from Old Forge Hill Road to Temple Hill Road, and this area is now clear from development.
3. I again reviewed the plan on a conceptual basis. The layout now addresses a unit count in compliance with the code, and a reserved area for the future “through” road. If the Board finds this layout acceptable in concept, I will continue my review in detail, to include grading, stormwater, utilities, etc. Compliance with all the “specifics” of my previous review comments will be verified.

4. The Planning Board previously authorized the circulation of a Lead Agency coordination letter under SEQRA review process. The letter was circulated on 5 July 2001, and it is my understanding that no other agencies have expressed an interest in Lead Agency. The Board could formally assume the position of Lead Agency at this meeting.
5. I have received copies of an updated Full EAF with Drainage Study, Phase 1A Cultural Survey, and Traffic information included. I will review this material once the Board notes its conceptual acceptance of the layout, and will forward copies to involved agencies, as appropriate.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st

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